

42-3-132

TRANSFER # 3175
TAX
PAID

39158

KNOW ALL MEN BY THESE PRESENTS,

THAT WILLIAM A. LOUBIER, of Worcester, in the Commonwealth of Massachusetts, ROBERT J. B. LOUBIER, of Roanoke, in the State of Indiana, CLEO MARIE DEPTULA, of New Britain, in the State of Connecticut and EUGENE E. LOUBIER, of Reading, in the Commonwealth of Massachusetts, **006923**

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by JOHN W. GURNEY and MARLENE C. GURNEY, whose mailing address is 82 Summer Street, Waterville, Maine, 04901, County of Kennebec, and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said JOHN W. GURNEY and MARLENE C. GURNEY, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly sideline of Summer Street, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found in the northerly corner of Lot numbered two (2) according to a plan of a survey dated October 13, 1924, made by Green and Wilson, C.E., which plan is recorded in the Kennebec County Registry of Deeds Plan Book 8, Pages 74 and 75. See also Plan Book 8, Pages 70 and 71. Said pin found is also the first pin called in the deed of John W. Picher et al. to Alice D. Michaud, dated April 28, 1975 and recorded in said Registry, Book 1860, Page 60; and said pin found is also the first pin called in the deed of M. D. Building Contractors, Inc. to Richard N. Giroux et al., dated November 19, 1976 and recorded in said Registry, Book 1960, Page 26; thence by the following courses and distances, to wit:

1) South twenty-seven degrees, fourteen minutes, nine seconds East (S 27°-14'-09" E) along the southwesterly line of the land of said Giroux and along the northeasterly line of the land conveyed by said Picher, a distance of one hundred thirty-two and two hundredths (132.02) feet to an iron pin found, said pin being the third iron pin called in said deed from Picher to Michaud and the second iron pin called in the deed from said corporation to Giroux; thence

2) South fifty-six degrees, zero minutes, forty-two seconds East (S 56°-00'-42" E) along the southwesterly line of land recently conveyed to said Giroux by the successors in interest to said corporation, a distance of seven and twenty-two hundredths (7.22) feet to an iron rod set on said line at the northerly corner of the land recently conveyed by the Personal Representative of the Estate of Alice D. Michaud to said Giroux; thence

3) South thirty-eight degrees, twenty-five minutes, thirty-one seconds East (S 38°-25'-31" E) along the southwesterly line of said land to be conveyed or conveyed by said Estate to said Giroux, a distance of thirty-four and forty-nine hundredths (34.49) feet to an iron rod set for a corner on the northwesterly line of the land owned by Carl E. Gagne et al. and on the southeasterly line of the land described in the deed of Arthur J. Gagne et al. to Alice D. Michaud, dated July 30, 1971 and recorded in said Registry, Book 1556, Page 597; thence

39-158

4) South twenty-four degrees, fifty-five minutes, nine seconds West (S 24°-55'-09" W) along said northwesterly line of the land of Carl Gagne et al. and along said southeasterly line of the land conveyed to said Michaud By Arthur J. Gagne, a distance of thirty-six and fourteen hundredths (36.14) feet to an iron rod set on the northeasterly line of said Lot numbered two (2), heretofore referenced and on the southwesterly line of other land of said Carl Gagne et al., being the same conveyed to Arthur J. Gagne by Alice D. Michaud by deed dated October 5, 1978 and recorded in said Registry, Book 2156, Page 281, thence

5) North twenty-one degrees, fifty minutes, ten seconds West (N 21°-50'-10" W) along said Lot line and along the northeasterly line of said land of Gagne, a distance of two and seventy-two hundredths (2.72) feet to an iron rod set at an interior corner; thence

6) South fifty degrees, forty-eight minutes, forty-two seconds West (S 50°-48'-42" W) along the northwesterly line of said land conveyed by Alice Michaud to Arthur Gagne, a distance of sixteen and sixteen hundredths (16.16) feet to an iron rod set in the westerly corner of said land of Gagne on the southwesterly line of said Lot two (2) and on the northeasterly line of land owned by Christopher P. Brown; thence

7) North thirty-nine degrees, forty-five minutes, twenty-five seconds West (N 39°-45'-25" W) along said line of Lot two (2) and said line of Brown to and along the northeasterly line of land of said Christopher P. Brown et al., a distance of one hundred eighty-three and zero hundredths (183.00) feet to an iron rod found in the westerly corner of said Lot two (2) and in northerly corner of the land of said Browns on the southeasterly right of way line of Summer Street; thence

8) North fifty degrees, fourteen minutes, thirty-five seconds East (N 50°-14'-35" E) along said street line, a distance of seventy-five and forty hundredths (75.40) feet to the iron pin found at the point of beginning.

The above described lot contains Ten Thousand Three Hundred Twenty (10,320) square feet, more or less, or twenty-four hundredths (0.24) acres and is the same shown on a survey entitled "Plan of Property Owned by the Estate of Alice D. Michaud," 58 Summer Street, Waterville, ME, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated August 1991, being the remainder shown thereon. The iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled "K & K Land Surveyors, Inc., #1132". Said Plan to be recorded herewith.

Being the same premises conveyed to the herein Grantors, by Deed of Distribution of William A. Loubier, P.R. of the Estate of Alice D. Michaud, said Deed dated October 30, 1991 and recorded in the Kennebec County Registry of Deeds at Book 4006 and Page 3.

IN WITNESS WHEREOF, we the said WILLIAM A. LOUBIER, ROBERT J. B. LOUBIER, CLEO MARIE DEPTULA and EUGENE E. LOUBIER have hereunto set our hands and seals this 21st day of the month of February, 1992.

Signed, Sealed and Delivered
in the presence of

Lauren J. Forsman
Witness

Jack A. Akelah
Witness

Marion Camparo
Witness

Charles M. O'Leary
Witness

William A. Loubier
WILLIAM A. LOUBIER

Robert J. B. Loubier
ROBERT J. B. LOUBIER

Cleo Marie Deptula
CLEO MARIE DEPTULA

Eugene E. Loubier
EUGENE E. LOUBIER

ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS
COUNTY OF Worcester, ss.

February 21, 1992

Personally appeared the above named WILLIAM A. LOUBIER, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lauren J. Forsman
NOTARY PUBLIC

Lauren J. Forsman
(print name)



MY COMMISSION EXPIRES
DECEMBER 11, 1992

RECEIVED KENNEDY SS.

1992 MAR 25 AM 11:00

WITNESSES: Lauren J. Forsman
REGISTER OF DEEDS